

# JONES VARGAS

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January 9, 2007

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City of Las Vegas  
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731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

**HAND DELIVERED**

## ***RE: Justification Letter – Special Use Permit***

Dear Planning and Development Department:

Enclosed is an application for a Special Use Permit submitted in conjunction with an application for a Site Development Plan Review for an approximately 123,669 sq/ft expansion of an existing automobile service facility for that property consisting of approximately 9.34 acres located at 400 S. Decatur Blvd., south of Meadows Lane (APN 138-36-601-002) (the "***Property***") submitted by Fletcher Jones Management Group, Inc. (the "***Applicant***").

The Property is zoned C-2 (General Commercial) and R-1 (Single Family Resident District) and designated GC (General Commercial) under the General Plan. An application to re-zone the portion of the Property from R-1 to C-2 is being submitted in conjunction with this application. The Property is currently used as an automobile service facility which is operated in conjunction with the Bill Heard dealership located adjacent to the Property. The Applicant wishes to expand the existing service facility.

The Property is currently operating and will continue to operate as an automobile service facility in conjunction with the adjacent Bill Heard Dealership. However, because the current use of the Property as an automobile service facility is a non-conforming use, expansion of the existing automobile service facility requires a special use permit.

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**SUP-19129**  
**02/22/07 PC**

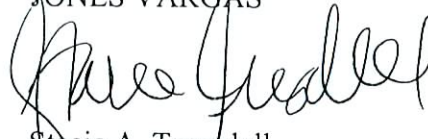
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Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS

A handwritten signature in black ink, appearing to read "Stacie A. Truesdell", written over the printed name.

Stacie A. Truesdell

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Enclosures.